

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1a Kareela Road, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$555,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Frankston

Period - From

01/04/2024

to

31/03/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/1A Lee St FRANKSTON 3199	\$550,000	06/01/2025
2	7/10 Wingham Ct FRANKSTON 3199	\$611,000	30/11/2024
3	3/33 Hillcrest Rd FRANKSTON 3199	\$590,000	15/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/04/2025 13:05



 2  1  2

Property Type: House
Land Size: 178 sqm approx
Agent Comments

Indicative Selling Price
\$555,000
Median Unit Price
Year ending March 2025: \$540,000

Comparable Properties

8/1A Lee St FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$550,000
Method:
Date: 06/01/2025
Property Type: Unit

7/10 Wingham Ct FRANKSTON 3199 (REI)

Agent Comments

 2  1  2

Price: \$611,000
Method:
Date: 30/11/2024
Property Type: Unit

3/33 Hillcrest Rd FRANKSTON 3199 (REI)

Agent Comments

 2  1  3

Price: \$590,000
Method:
Date: 15/11/2024
Property Type: Unit